



May 4, 2015

William L. Boyd
Director of Facilities
MEMORY CENTER JOHNS CREEK
2109 W. Great Neck Rd, Ste. 107
Virginia Beach, VA 23451

RE: *Project Trip Generation Comparison*
 Memory Center Johns Creek
 City of Johns Creek, Georgia

Dear Mr. Boyd:

Kimley-Horn is pleased to provide this memorandum summarizing the trip generation comparison for the proposed Memory Center Johns Creek development. The anticipated trip generation for the proposed development and the trip generation potential per the existing zoning were compared.

Project Site Overview

Memory Center Johns Creek is a proposed development located off Findley Road adjacent to the City of Johns Creek City Hall. The proposed site is bound on the north by the Emory Johns Creek Hospital, on the east by the City of John Creek City Hall, on the south by The Standard Club and on the west by vacant land. The project site currently has one access point, but no active land use (undeveloped). Access to the proposed development will be provided by an existing full-movement driveway along Findley Road approximately 400' west of Medlock Bridge Road (SR 141).

Under existing zoning, the project site is currently entitled to construct either a 200 room hotel or an 84,096 square feet of office. A one-page excerpt of zoning conditions which outlines the allowed land uses and densities is attached for reference.

As currently envisioned, the proposed Memory Center Johns Creek development plans to consist of approximately 96 beds of assisted living. The currently-proposed site plan for the proposed development is attached.

The purpose of this memorandum is to demonstrate that the current proposed site plan is projected to generate less traffic than the approved density under existing zoning.

A project site location map is illustrated on **Figure 1**. A project site aerial is shown on **Figure 2**.

Project Trip Generation

A summary of the approved densities under existing zoning and the currently-proposed densities for the Memory Center Johns Creek Assisted Living Facility are provided in **Table 1**. Trip generation potential for each scenario was evaluated using equations and rates found in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition, 2012. Anticipated project trip volumes shown in **Table 1** for Daily, AM, and PM represent 2-way volumes (entering and exiting trips combined).

Table 1 Trip Generation Comparison Memory Center Johns Creek Assisted Living Facility Site ITE <i>Trip Generation Manual</i>, 9th Edition, 2012				
Scenario	Land Use & Density	Daily (24 Hours)	AM Peak Hour	PM Peak Hour
<i>Existing Zoning</i> (Currently-Approved)	200 Room Hotel	1,417	106	120
	84,096 SF Office	1,151	167	173
<i>Memory Center</i> (Currently-Proposed)	96 beds Assisted Living	278	13	21
<i>Percentage Reduction in anticipated Project Trips for the Currently-Proposed Plan (Memory Center) versus Existing Zoning (Currently-Approved)</i>	<i>Hotel versus Memory Center</i>	-80.4%	-87.7%	-82.5%
	<i>Office versus Memory Center</i>	-75.8%	-92.2%	-87.9%

From the trip generation comparison shown in Table 1, the currently-proposed land use densities (Memory Center Johns Creek) are projected to generate approximately 88-92% and 83-88% fewer vehicular trips during the AM and PM peak hours, respectively, when compared to the anticipated number of trips under existing zoning, as well as approximately 76-80% fewer daily trips.

In summary, the proposed Memory Center Johns Creek development is projected to generate less traffic compared to the trip generation potential of the land use densities currently-approved under existing zoning, thus, resulting in less potential traffic impact on the surrounding roadway network.

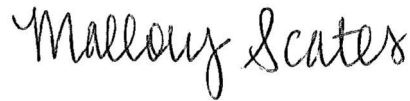
I hope this information is helpful. Please contact me at (404) 201-6157 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



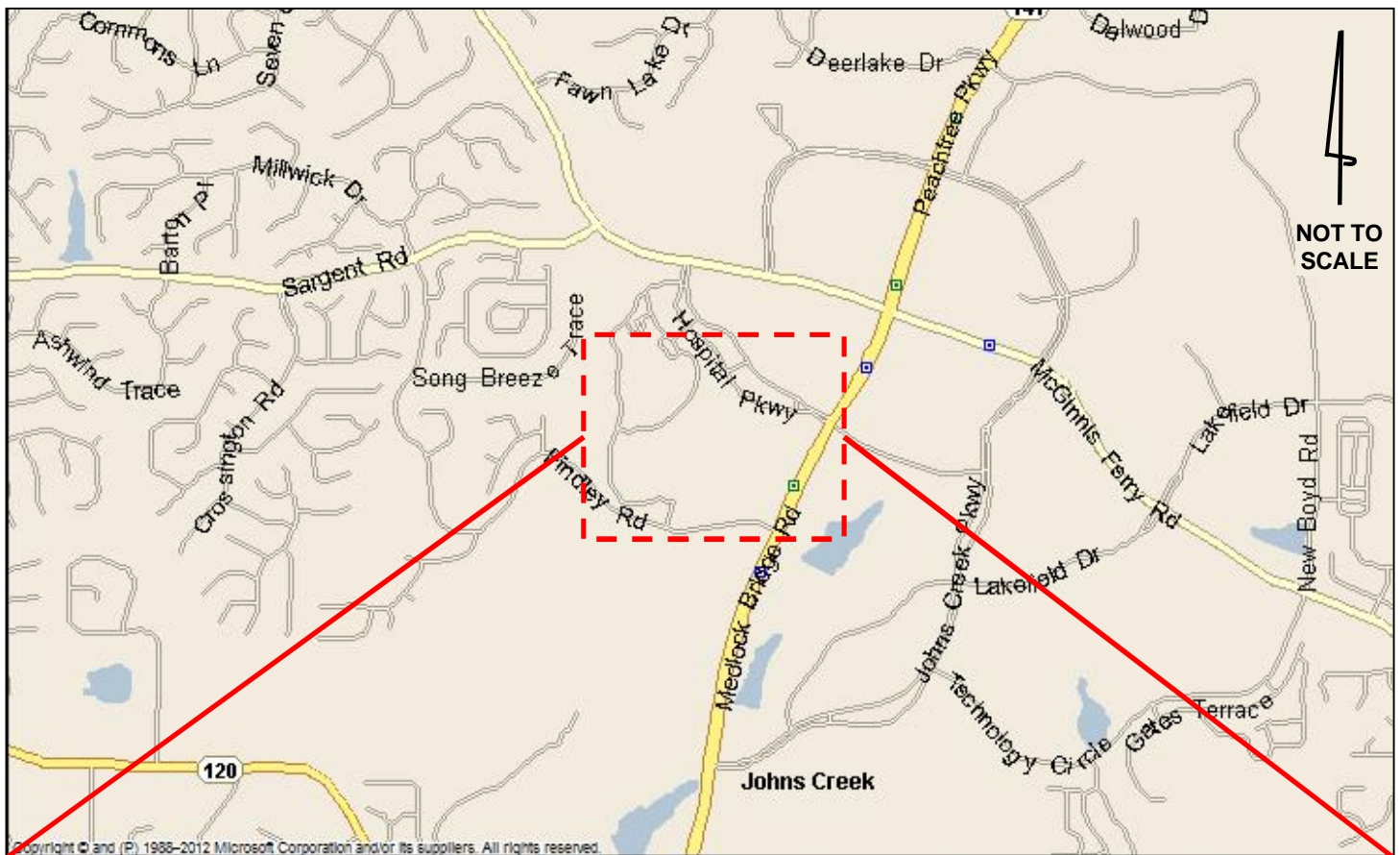
John D. Walker, P.E., PTOE
Senior Vice President/Project Engineer



Mallory Scates, EIT
Project Analyst

Attachments:

- Figure 1: Project Site Location Map
- Figure 2: Project Site Aerial
- Trip Generation Analyses
- Currently-Proposed Site Plan (Memory Center Johns Creek)
- Excerpt from Existing Zoning Conditions



NOT TO SCALE





Trip Generation Analysis (9th Ed.) Existing Zoning - Hotel Johns Creek, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
310 Hotel	200 rooms	1,417	106	63	43	120	61	59
Gross Trips		1,417	106	63	43	120	61	59
Hotel Trips		1,417	106	63	43	120	61	59
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Hotel Trips		1,417	106	63	43	120	61	59
<i>Mixed-Use Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>		0	0	0	0	0	0	0
New Trips		1,417	106	63	43	120	61	59
Driveway Volumes		1,417	106	63	43	120	61	59

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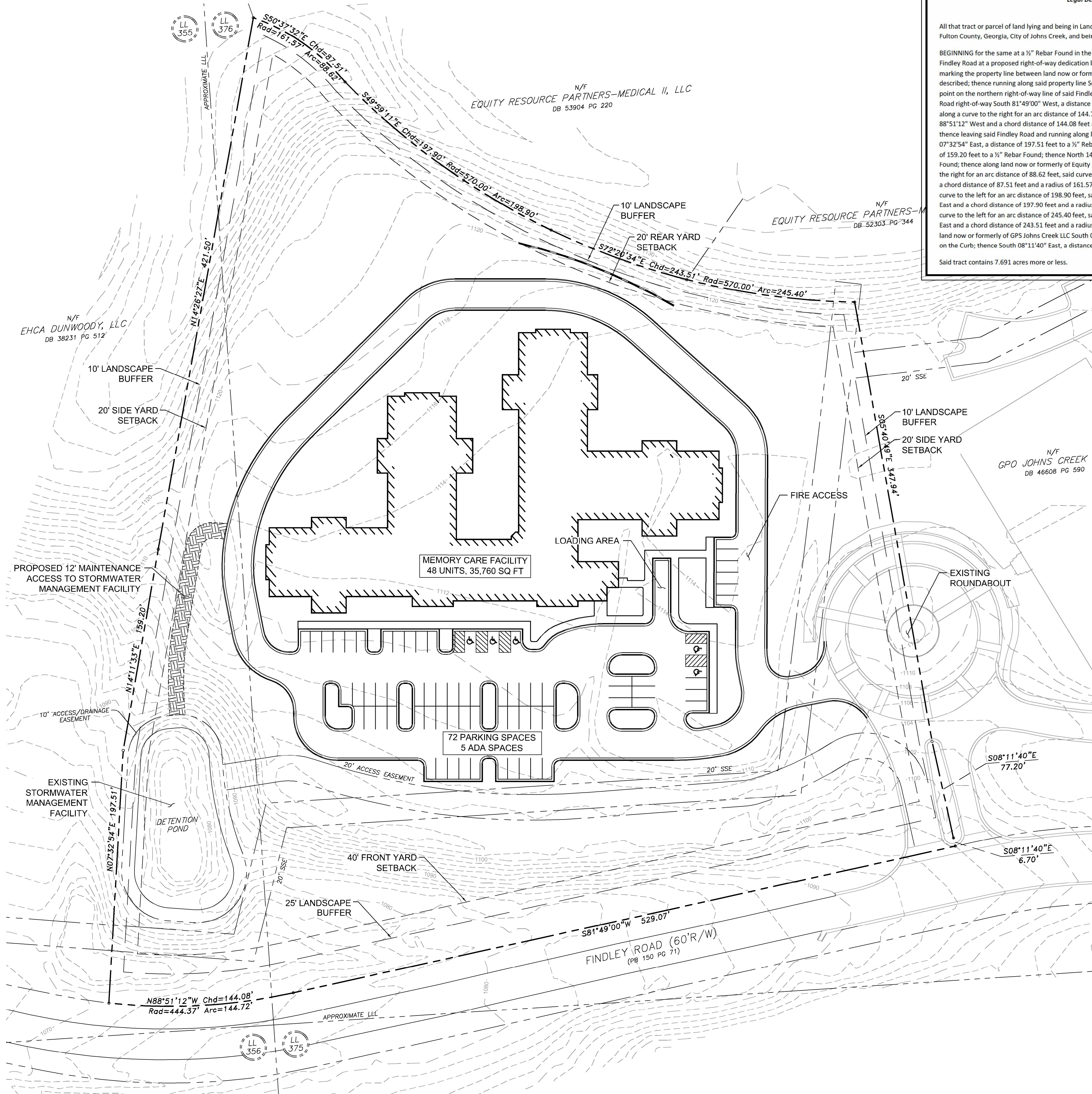
Trip Generation Analysis (9th Ed.) Existing Zoning - Office Johns Creek, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
710 General Office Building	84,096 s.f.	1,151	167	147	20	173	29	144
Gross Trips		1,151	167	147	20	173	29	144
Office Trips		1,151	167	147	20	173	29	144
Mixed-Use Reductions		0	0	0	0	0	0	0
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Office Trips		1,151	167	147	20	173	29	144
Mixed-Use Reductions - TOTAL		0	0	0	0	0	0	0
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		0	0	0	0	0	0	0
New Trips		1,151	167	147	20	173	29	144
Driveway Volumes		1,151	167	147	20	173	29	144

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Trip Generation Analysis (9th Ed.)
Proposed Zoning - Memory Center Johns Creek
Johns Creek, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
254 Assisted Living	96 beds	278	13	8	5	21	9	12
Gross Trips Residential Trips <i>Mixed-Use Reductions</i> <i>Alternative Mode Reductions</i> Adjusted Residential Trips <i>Mixed-Use Reductions - TOTAL</i> <i>Alternative Mode Reductions - TOTAL</i> <i>Pass-By Reductions - TOTAL</i> New Trips Driveway Volumes		278	13	8	5	21	9	12
		278	13	8	5	21	9	12
		0				0	0	0
		0	0	0	0	0	0	0
		278	13	8	5	21	9	12
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
		278	13	8	5	21	9	12
278	13	8	5	21	9	12		

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Findley Road Tract
(Parcel # 1 098003760247)
Legal Description

All that tract or parcel of land lying and being in Land Lots 355 and 376 of the 1st District, 1st Section of Fulton County, Georgia, City of Johns Creek, and being more particularly described as follows:

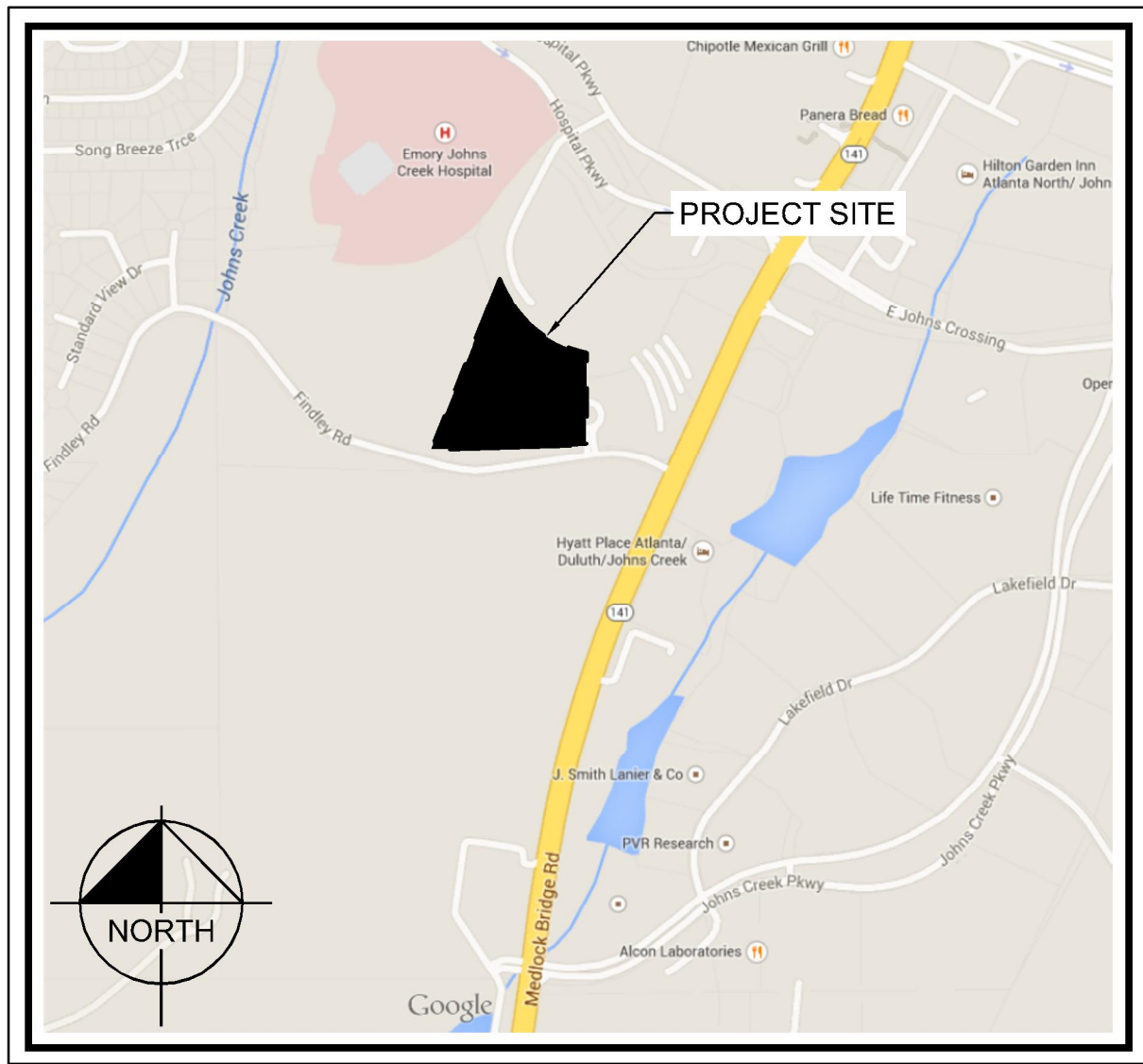
BEGINNING for the same at a ½" Rebar Found in the median island of the entrance to 12000 and 12050 Findley Road at a proposed right-of-way dedication line on the north side of the road, said ½" Rebar marking the property line between land now or formerly of GPS Johns Creek LLC and the parcel herein described; thence running along said property line South 08°11'40" East, a distance of 6.70 feet to a point on the northern right-of-way line of said Findley Road (60'R/W); thence running along said Findley Road right-of-way South 81°49'00" West, a distance of 529.07 feet to an Iron Pin Set (½" Rebar); thence along a curve to the right for an arc distance of 144.72 feet, said curve having a chord bearing of North 88°51'12" West and a chord distance of 144.08 feet and a radius of 444.37 feet to a ½" Rebar Found; thence leaving said Findley Road and running along land now or formerly of EHCA Dunwoody, LLC North 07°32'54" East, a distance of 197.51 feet to a ½" Rebar Found; thence North 14°11'33" East, a distance of 159.20 feet to a ½" Rebar Found; thence North 14°26'27" East, a distance of 421.50 feet to a ½" Rebar Found; thence along land now or formerly of Equity Resource Partners-Medical II, LLC along a curve to the right for an arc distance of 88.62 feet, said curve having a chord bearing of South 50°37'32" East and a chord distance of 87.51 feet and a radius of 161.57 feet to an Iron Pin Set (½" Rebar); thence along a curve to the left for an arc distance of 198.90 feet, said curve having a chord bearing of South 49°59'11" East and a chord distance of 197.90 feet and a radius of 570.00 feet to a ½" Rebar Found; thence along a curve to the left for an arc distance of 245.40 feet, said curve having a chord bearing of South 72°20'34" East and a chord distance of 243.51 feet and a radius of 570.00 feet to a ½" Rebar Found; thence along land now or formerly of GPS Johns Creek LLC South 05°40'49" East, a distance of 347.94 feet to a Mark on the Curb; thence South 08°11'40" East, a distance of 77.20 feet to the POINT OF BEGINNING.

Said tract contains 7.691 acres more or less.

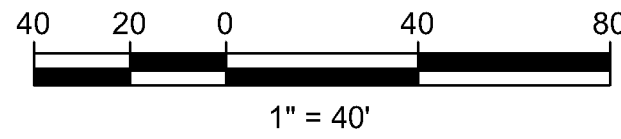
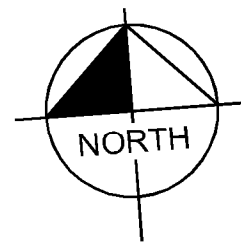
SITE NOTES:		
ZONING:	CURRENT ZONING:	O-1 (CONDITIONAL)
	PROPOSED ZONING:	O-1 (CONDITIONAL)
	LAND USE CONDITIONS SUBJECT TO CHANGE UPON REZONE APPROVAL	
HEIGHT REQUIREMENTS:	4 STORY MAXIMUM HEIGHT 1 STORY BUILDING PROPOSED	
FLOOR AREA:	35,760 SF	
LOT AREA:	7.68 AC (334,541 SF)	
MAXIMUM LOT COVERAGE:	50% (167,270 SF)	
BUILDING FOOTPRINT:	35,760 SF (10.7%)	
PATIOS/WALKS:	3,348 SF (1%)	
DRIVES/PARKING:	59,408 SF (17.8%)	
TOTAL IMPERVIOUS AREA:	98,516 SF (29.5%)	
PERVIOUS AREA:	236,025 SF (70.5%)	

PARKING SUMMARY:	
PROPOSED USE:	CONVALESCENT CARE
REQUIRED PARKING:	1 PER 4 BEDS + 1 PER 3 EMPLOYEES = (96 BEDS)(0.25) + (27 EMPLOYEES)(0.33) = 33 SPACES REQUIRED
PROVIDED PARKING:	72 SPACES PROVIDED
ADA SPACES REQUIRED:	3 (TOTAL SPACES 31-73)
ADA SPACES PROVIDED:	5

- NOTES**
- EXISTING CONDITIONS INFORMATION TAKEN FROM ALTA SURVEY BY INLAND SURVEYING, LLC. DATED 05/04/2015.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA MAP FM13121C0083F, DATED SEPTEMBER 18, 2013, AND FEMA FIRM MAP FM13121C0083, DATED SEPTEMBER 18, 2013.
 - NO BUILDINGS ARE LOCATED ON THIS TRACT OF LAND.
 - SEPARATE PERMITS ARE REQUIRED FOR BUILDING, RETAINING WALLS, DUMPSTER ENCLOSURE, FENCES, AND SIGNAGE AFTER APPROVAL OF THE LDP.
 - A SEPARATE RETAINING WALL PERMIT IS REQUIRED IF RETAINING WALLS ARE PROPOSED ON THE SITE.



LOCATION MAP
NOT TO SCALE



PROJECT: THE MEMORY CENTER JOHNS CREEK FINDLEY ROAD, PARCEL #11 098003760247 CITY OF JOHNS CREEK, GEORGIA 30097		TITLE: REZONING SITE PLAN	
DATE: 05/05/2015		BY: [Signature]	
PROJECT NUMBER: 017054000		REVISIONS: [Table with 2 columns: No., Description]	
SHEET NUMBER:		DATE: [Blank]	
EXHIBIT		[Blank]	

Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
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ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4290
WWW.KIMLEY-HORN.COM

PROFESSIONAL SEAL

STATE OF GEORGIA
REGISTERED PROFESSIONAL
SURVEYOR
No. 003896
Bradley P. [Signature]

SCALE: AS SHOWN	DRAWN BY: LDC	DESIGNED BY: LDC	CHECKED BY: BBW
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TheMemoryCenter

2105 W. GREAT NECK ROAD, SUITE 107
VIRGINIA BEACH, VIRGINIA 23451

REGULAR MEETING, July 5, 1990, A.M.

CONDITIONS: PER PLANNING STAFF'S MEMORANDUM RECEIVED 7/23/1990:

RECOMMENDED CONDITIONS
#Z90-036 NFC

If this petition is approved by the Board of Commissioners, it should be approved O-I (Office-Institutional) CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and accessory uses, including financial establishments, at a maximum density of 10,950 square feet of gross floor area per acre zoned or a total gross floor area of 1,600,000 square feet, whichever is less.
 - b. Hotel and conference center with no more than 200 rooms.
 - c. Limit the height of the building(s) to no more than 4 stories.
2. To the owner's agreement to abide by the following:
 - a. To the Site Plan received by the Zoning Department on May 23, 1990 and to submit to the Director of Public Works for approval, prior to the approval of a Land Disturbance Permit, a revised Site Plan based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.
 - b. Prior to the issuance of Land Disturbance Permit, the owner shall locate the limits of the flood zone, prepare a detailed flood study which indicates the impact at Abbotts Bridge Road, subject to the approval of the Director of Public Works.
3. To the owner's agreement to the following site development considerations:
 - a. Provide a natural buffer, undisturbed except for approved access and utility crossings, improvements, and replantings where sparsely vegetated and subject to the approval of the Fulton County Arborist, adjacent to the following property lines and in the widths

REGULAR MEETING, July 5, 1990, A.M.

shown:

50 feet wide adjacent to all property zoned for agricultural or single family residential uses, with an additional setback for all improvements of 10 feet or as may be approved by the Director of Planning and Economic Development.

b. Provide 40 foot wide landscape strips outside of the new dedicated rights-of-way of Findley Road, McGinnis Ferry Road, Medlock Bridge Road (S.R. 141), and all internal dedicated parkways. Said landscape strips shall be planted with shrubs, a minimum size of 3 gallons upon installation, planted at a minimum spacing of 3 feet on center, and trees, a minimum 3 inch caliper upon installation, planted at a minimum spacing of 30 feet on center. Plantings and specifications shall be subject to the approval of the Fulton County Arborist.

c. No more than 3 exit/entrance(s) on McGinnis Ferry Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

d. No more than 4 exit/entrance(s) on Medlock Bridge Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer; median break locations as specified by the Georgia Department of Transportation.

e. No more than 3 exit/entrance(s) on Findley Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

f. The number, location and alignment of curb cuts on all proposed internal roads shall be subject to the approval of the Fulton County Traffic Engineer.

g. No roof signs are permitted.

4. To the owner's agreement to abide by the following requirements, dedications and improvements:

a. No individual site shall be developed at a density exceeding 20,000 gross square feet per acre.

b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the

REGULAR MEETING, July 5, 1990, A.M.

necessary construction easements while the rights-of-way are being improved.

55 feet from centerline of McGinnis Ferry Road.

30 feet from centerline of Findley Road.

The necessary distance from the centerline of Medlock Bridge Road as required in Georgia Department of Transportation Project No. MLP-141 (280) subject to the approval of the Fulton County Traffic Engineer.

The necessary distance from the centerline of all internal dedicated parkways, as specified by the Fulton County Traffic Engineer.

c. Improve the following roadway along the entire property frontage from the center of road to back of curb as follows:

32 feet from centerline of McGinnis Ferry Road.

14.5 feet from centerline of Findley Road.

As specified by the Fulton County Traffic Engineer for all internal dedicated parkways.

d. Provide a deceleration lane for each project entrance or as may be approved by the Fulton County Traffic Engineer.

e. Provide a right turn lane 300 feet in length with a 50 foot taper on McGinnis Ferry Road to Medlock Bridge Road (s.R. 141) or as may be approved by the Fulton County Traffic Engineer.

f. Provide a left turn lane on the internal parkway for each project entrance, or as may be approved by the Fulton County Traffic Engineer.

g. Design required on-site storm water detention facilities such that they are not located within any required buffers, landscape strips or on required parking and loading areas.

5. Participate in off-site transportation improvements necessary to accommodate increased traffic generated by the proposed development. These improvements may include, but are not limited to, the following:

ACCT # 4106: Medlock Bridge Road

REGULAR MEETING, July 5, 1990, A.M.

FROM

TO

Bell Rd. (paving)	SR 120	Boles Rd.
McGinnis Ferry Rd.	Bethany Rd.	Gwinnett County
Medlock Bridge Rd.	McGinnis Ferry Rd.	Gwinnett County
State Bridge Rd.	Medlock Bridge Rd.	Kimball Bridge Rd.

Signalization

Upon resolution of the Board of Commissioners, the County may substitute or add roadway projects to the identified improvements which add capacity to serve the development. In the event Fulton County adopts an impact fee resolution, participation in the costs of off-site improvements does not prevent the County from imposing such additional impact fees as a condition of the issuance of a building permit, provided that such participation shall be credited against impact fees due.

Prior to the issuance of each Land Disturbance Permit, the owner shall provide to Fulton County monies for transportation improvements to the area equal to the square footage/number of rooms contained within the building(s) proposed pursuant to said Land Disturbance Permit. The rates to be applied are those which are in effect at the time that an application is made for a Land Disturbance Permit. Present rates are as follows:

<u>Land Use</u>	<u>Cost/unit</u>	<u>Account number</u>
Office	\$0.144/sq.ft.	321-540-5402-6175-4106
Hotel	182.78/room	321-540-5402-6175-4106

The Board of Commissioners may adjust the above-stated rates pursuant to any public policy change in said rates as adopted by the Board of Commissioners for the general development area within which the project is located.

6. To the owner's agreement to abide by the following:
 - a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit, to arrange with the County Arborist an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries.
 - b. To maintain as a minimum, the tree density requirements as prescribed by the Fulton County Tree Preservation Ordinance Administrative Guidelines, either through the retention of existing trees, or tree replacement, in perpetuity.